



Park Road
Hartwell, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Park Road
Hartwell, Northampton, NN7 2HP

TOTAL AREA: APPROX. 149.75 SQ. METRES (1611.9 SQ. FEET)

SET IN THE POPULAR SOUTH NORTHAMPTONSHIRE VILLAGE OF HARTWELL, THIS BEAUTIFULLY PRESENTED STONE BUILT, FIVE BEDROOM DETACHED HOME IS IDEAL FOR A GROWING FAMILY.

GROUND FLOOR

- CLOAKROOM
- ENTRANCE HALL
- FAMILY ROOM
- SITTING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

SECOND FLOOR

- LANDING
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

Offers in excess of £550,000 Freehold





THE PROPERTY

With spacious bedrooms, multiple reception rooms, and a convenient location, it offers the perfect blend of comfort and practicality. The village benefits from a well-regarded primary school, local amenities, excellent road connections, and close proximity to Wolverton train station, providing services to London Euston.

Step into the welcoming hallway, where to the left you'll find the impressive open-plan, dual-aspect kitchen and dining area. This space features oak flooring, built-in appliances-including a double oven, gas hob with extractor hood, dishwasher, and fridge/freezer-and a seamless flow for family life and entertaining. A door leads to the utility room, which offers additional appliance space, water filtration system and access to the rear garden.

To the right of the hallway is a guest WC, a light-filled living room with French doors opening to the rear garden, and a versatile second reception room. Currently used as a gym, this space could equally serve as a study, playroom, or formal dining room.

Upstairs, the first-floor landing leads to the spacious principal bedroom, complete with fitted wardrobes and an en-suite shower room. Two further double bedrooms and a well-appointed family bathroom complete this level. On the top floor are two additional double bedrooms, both with access to a shared shower room-ideal for teenagers, guests, or a home office setup.

Outside, the front features a small lawned area with a central path leading to the entrance. A shared driveway provides access to a private, block-paved parking area for three cars and a single garage. The south-easterly facing rear garden has been thoughtfully landscaped with a generous patio area, perfect for outdoor dining, leading to a lawn surrounded by mature planted borders. A side gate provides convenient access, along with a courtesy door to the garage.

EPC Rating C. Council Tax Band F.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, primary school, public house, community centre and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street.

IMPORTANT NOTICE

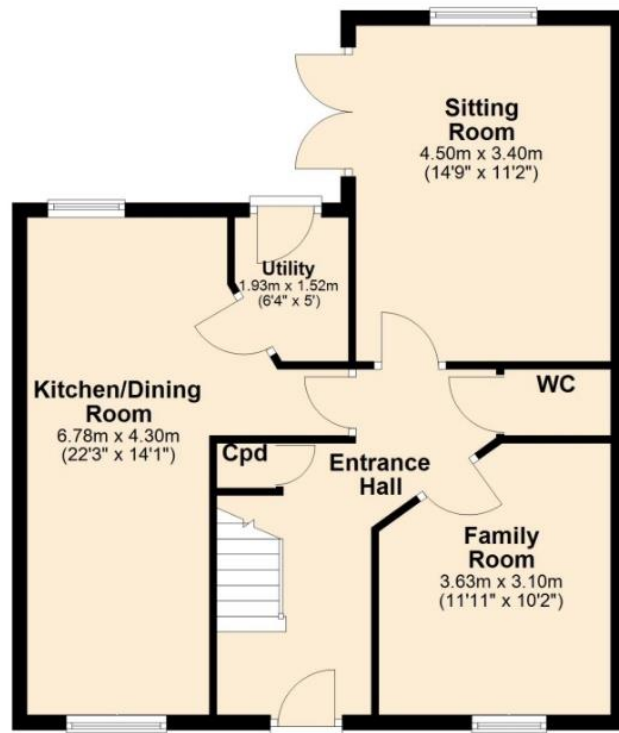
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 149.75 SQ. METRES (1611.9 SQ. FEET)

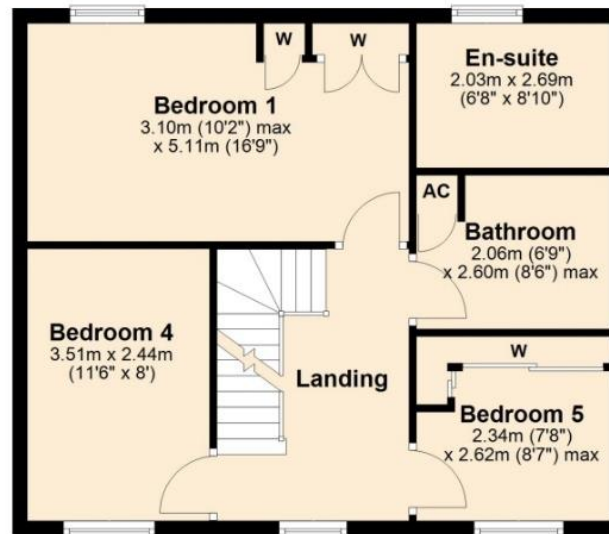
Ground Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



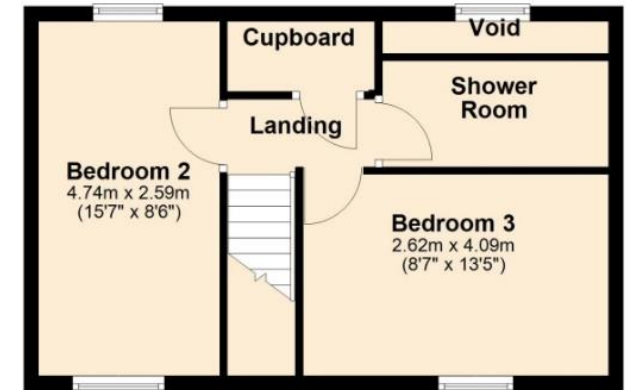
First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.2 sq. feet)





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